

Overview

This section of the hazards discussion is concerned with two specific kinds of hazards which can result in significant risk to HUD-assisted or insured projects and their occupants. The first involves sites located near operations handling conventional fuels or chemicals of an explosive or flammable nature and the other involves sites located in Runway Clear Zones at civil airports and Clear Zones and Accident Potential Zones at military airfields. For both types of hazards, HUD has established standards for reducing the risk to persons and property.

Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature

Both people and property are at significant risk to exposure from explosion and thermal radiation (fire) when projects are located too close to storage containers of hazardous gas and liquids or chemicals of a flammable or explosive nature.

Assessment Questions

1. Is the project site located near or in an area where conventional fuels (such as petroleum), hazardous gases (e.g., propane), or chemicals (e.g., benzene or hexane) of a flammable nature are stored?
2. Is there any evidence of industrial facility storage tanks, processing or transport tanks in the project site vicinity?

Analysis Techniques

If these hazards are present identify the contents of the container (or containers) and determine the distance between the container(s) and buildings and the container(s) and open space areas (play areas, parking lots, etc.) of the project site. Using the procedures contained in the regulation, calculate the acceptable separation distance (ASD) between the hazard and where the project building (and activities) should be located.

Siting of HUD-Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields.

Potential aircraft accident problems that are inevitable side effects of aircraft operations make some types of development incompatible or unsuitable for locations in the immediate vicinity of airports and airfields.

Assessment Questions

1. Is there a military airfield or commercial service airport near (in the vicinity of) the proposed project site?
If yes, is the project site located in the Runway Clear Zone (civil airports only) or in the case of military airfields, is it located in the Clear Zone or Accident Potential Zone?

Analysis Techniques

The following information is necessary first to determine whether or not the project is located in an affected Runway Clear Zone or in a Clear Zone or Accident Potential Zone and second whether it is acceptable under the regulation.

1. the listing of the affected civil airports.
2. the dimensions of the zones
3. land use compatibility guidelines for Accident Potential Zones from the Department of Defense

The dimensions of the zones are available from the airport operators themselves.

Policy Base (Including Standards and Legal Requirements)

The standards for these hazards can be found in HUD regulations:

24 CFR Part 51, Subpart C, "Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature."

24 CFR Part 51, Subpart D, "Siting of HUD-Assisted Projects in Runway Clear Zones at Civil Airports and in Clear Zones and Accident Potential Zones at Military Airfields."

Handbook 1390.4: A Guide to HUD Environmental Criteria and Standards Contained in 24 CFR Part 51. U.S. Department of Housing and Urban Development, August 1984.

Sources and References

Urban Development Siting with Respect to Hazardous Commercial/Industrial Facilities. U.S. Department of Housing and Urban Development, HUD-777-CPD, April 1984.

Compatible Land Uses at Federal Airfields. (Federal Management Circular 75-2) General Services Administration, 1975.

Experts to Contact

.Engineers

.Airport Operators

.HUD Regional or Field Office Environmental Officers .Hub Regional or Field Office Engineers

Mitigation Measures

For projects near hazardous operations handling chemicals, gases, or liquids of a flammable or explosive nature there are mitigation measures. The circumstances under which they can be applied are clearly stated in the regulation. Because of the variables involved assistance should be obtained from an expert before proceeding with mitigation measures.